

Fill in this information to identify your case:

United States Bankruptcy Court for the:

CENTRAL DISTRICT OF CALIFORNIA

Case number (if known) Chapter **11**

☐ Check if this an amended filing

Official Form 201

Voluntary Petition for Non-Individuals Filing for Bankruptcy

04/20

If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and the case number (if known). For more information, a separate document, *Instructions for Bankruptcy Forms for Non-Individuals*, is available.

1. Debtor's name **PB 6 LLC**

2. All other names debtor used in the last 8 years
Include any assumed names, trade names and doing business as names

3. Debtor's federal Employer Identification Number (EIN) **81-4772263**

4. Debtor's address	Principal place of business	Mailing address, if different from principal place of business
	3401 Grande Vista Drive # 672 Newbury Park, CA 91319 Number, Street, City, State & ZIP Code	
	Ventura County	
		5317-5149 1/2 Colfax Avenue Los Angeles, CA 91607 P.O. Box, Number, Street, City, State & ZIP Code Location of principal assets, if different from principal place of business Number, Street, City, State & ZIP Code

5. Debtor's website (URL)

6. Type of debtor

☒ Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP))

☐ Partnership (excluding LLP)

☐ Other. Specify:

Debtor **PB 6 LLC**
Name

Case number (if known)

7. Describe debtor's business

A. Check one:

- ☐ Health Care Business (as defined in 11 U.S.C. § 101(27A))
- ☐ Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B))
- ☐ Railroad (as defined in 11 U.S.C. § 101(44))
- ☐ Stockbroker (as defined in 11 U.S.C. § 101(53A))
- ☐ Commodity Broker (as defined in 11 U.S.C. § 101(6))
- ☐ Clearing Bank (as defined in 11 U.S.C. § 781(3))
- ☒ None of the above

B. Check all that apply

- ☐ Tax-exempt entity (as described in 26 U.S.C. §501)
- ☐ Investment company, including hedge fund or pooled investment vehicle (as defined in 15 U.S.C. §80a-3)
- ☐ Investment advisor (as defined in 15 U.S.C. §80b-2(a)(11))

C. NAICS (North American Industry Classification System) 4-digit code that best describes debtor.
See <http://www.uscourts.gov/four-digit-national-association-naics-codes>.

8. Under which chapter of the Bankruptcy Code is the debtor filing?

Check one:

- ☐ Chapter 7
- ☐ Chapter 9

☒ Chapter 11. *Check all that apply:*

A debtor who is a "small business debtor" must check the first sub-box. A debtor as defined in § 1182(1) who elects to proceed under subchapter V of chapter 11 (whether or not the debtor is a "small business debtor") must check the second sub-box.

- ☐ The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D), and its aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$2,725,625. If this sub-box is selected, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return or if any of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
- ☐ The debtor is a debtor as defined in 11 U.S.C. § 1182(1), its aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$7,500,000, **and it chooses to proceed under Subchapter V of Chapter 11.** If this sub-box is selected, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return, or if any of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
- ☐ A plan is being filed with this petition.
- ☐ Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).
- ☐ The debtor is required to file periodic reports (for example, 10K and 10Q) with the Securities and Exchange Commission according to § 13 or 15(d) of the Securities Exchange Act of 1934. File the *Attachment to Voluntary Petition for Non-Individuals Filing for Bankruptcy under Chapter 11* (Official Form 201A) with this form.
- ☐ The debtor is a shell company as defined in the Securities Exchange Act of 1934 Rule 12b-2.

☐ Chapter 12

9. Were prior bankruptcy cases filed by or against the debtor within the last 8 years?

- ☒ No.
- ☐ Yes.

If more than 2 cases, attach a separate list.

District	_____	When	_____	Case number	_____
District	_____	When	_____	Case number	_____

Debtor **PB 6 LLC**
Name

Case number (if known)

10. Are any bankruptcy cases pending or being filed by a business partner or an affiliate of the debtor? ☐ No ☒ Yes.

List all cases. If more than 1, attach a separate list

Debtor	Relationship	Affiliate of the Debtor
PB-1, LLC		
Central District San Fernando Valley Division		
District	When 11/27/18	Case number, if known 1:18-bk-12855-MT

11. Why is the case filed in this district? Check all that apply:
- ☒ Debtor has had its domicile, principal place of business, or principal assets in this district for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other district.
- ☐ A bankruptcy case concerning debtor's affiliate, general partner, or partnership is pending in this district.

12. Does the debtor own or have possession of any real property or personal property that needs immediate attention? ☒ No ☐ Yes.
- Answer below for each property that needs immediate attention. Attach additional sheets if needed.
- Why does the property need immediate attention? (Check all that apply.)**
- ☐ It poses or is alleged to pose a threat of imminent and identifiable hazard to public health or safety.
What is the hazard? _____
- ☐ It needs to be physically secured or protected from the weather.
- ☐ It includes perishable goods or assets that could quickly deteriorate or lose value without attention (for example, livestock, seasonal goods, meat, dairy, produce, or securities-related assets or other options).
- ☐ Other _____
- Where is the property?** _____
Number, Street, City, State & ZIP Code
- Is the property insured?**
- ☐ No
- ☐ Yes. Insurance agency _____
Contact name _____
Phone _____

Statistical and administrative information

13. Debtor's estimation of available funds Check one:
- ☒ Funds will be available for distribution to unsecured creditors.
- ☐ After any administrative expenses are paid, no funds will be available to unsecured creditors.

14. Estimated number of creditors
- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> 1-49 | <input type="checkbox"/> 1,000-5,000 | <input type="checkbox"/> 25,001-50,000 |
| <input type="checkbox"/> 50-99 | <input type="checkbox"/> 5001-10,000 | <input type="checkbox"/> 50,001-100,000 |
| <input type="checkbox"/> 100-199 | <input type="checkbox"/> 10,001-25,000 | <input type="checkbox"/> More than 100,000 |
| <input type="checkbox"/> 200-999 | | |

15. Estimated Assets
- | | | |
|--|--|--|
| <input type="checkbox"/> \$0 - \$50,000 | <input checked="" type="checkbox"/> \$1,000,001 - \$10 million | <input type="checkbox"/> \$500,000,001 - \$1 billion |
| <input type="checkbox"/> \$50,001 - \$100,000 | <input type="checkbox"/> \$10,000,001 - \$50 million | <input type="checkbox"/> \$1,000,000,001 - \$10 billion |
| <input type="checkbox"/> \$100,001 - \$500,000 | <input type="checkbox"/> \$50,000,001 - \$100 million | <input type="checkbox"/> \$10,000,000,001 - \$50 billion |
| <input type="checkbox"/> \$500,001 - \$1 million | <input type="checkbox"/> \$100,000,001 - \$500 million | <input type="checkbox"/> More than \$50 billion |

Debtor **PB 6 LLC**
Name

Case number (if known)

16. Estimated liabilities

☐ \$0 - \$50,000

☐ \$50,001 - \$100,000

☐ \$100,001 - \$500,000

☐ \$500,001 - \$1 million

☒ \$1,000,001 - \$10 million

☐ \$10,000,001 - \$50 million

☐ \$50,000,001 - \$100 million

☐ \$100,000,001 - \$500 million

☐ \$500,000,001 - \$1 billion

☐ \$1,000,000,001 - \$10 billion

☐ \$10,000,000,001 - \$50 billion

☐ More than \$50 billion

Debtor **PB 6 LLC**
Name

Case number (if known)

Request for Relief, Declaration, and Signatures

WARNING -- Bankruptcy fraud is a serious crime. Making a false statement in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

**17. Declaration and signature
of authorized
representative of debtor**

The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

I have been authorized to file this petition on behalf of the debtor.

I have examined the information in this petition and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on

2/23/2021
MM / DD / YYYY

X

Signature of authorized representative of debtor

Adam Goldberg

Printed name

Title **Managing Member**

18. Signature of attorney

X

Signature of attorney for debtor

Date

MM / DD / YYYY

Jeffrey S. Shinbrot 155486

Printed name

Jeffrey S. Shinbrot, APLC

Firm name

15260 Ventura Blvd.

Suite 1200

Sherman Oaks, CA 91403

Number, Street, City, State & ZIP Code

Contact phone **3106595444**

Email address **jeffrey@shinbrotfirm.com**

155486 CA

Bar number and State

UNITED STATES BANKRUPTCY COURT
Central District of California

**RESOLUTION OF BOARD OF DIRECTORS OF
PB-6, LLC,
A CALIFORNIA LIMITED LIABILITY COMPANY**

We, Brian Peters and Adam Goldberg, declare under penalty of perjury that we are the Managing Members of **PB-6, LLC**, a California Limited Liability Company ("PB6"), and that on February 19, 2021, the following resolution was duly adopted by the Board of Directors of this corporation:

Whereas, it is in the best interest of PB6 to seek the protection of the United States Bankruptcy Court in order to restructure its debts and having filed for relief under Chapter 11 with consent of PB6's Board of Directors;


Be It Therefore Resolved, that Adam Goldberg, Managing Member of PB6, is authorized to execute and deliver all documents necessary for PB6's case under chapter 11 of the United States Bankruptcy Code; and

Be It Further Resolved, that Adam Goldberg, is authorized and directed to appear in all bankruptcy proceedings on behalf of the corporation, and to otherwise do and perform all acts and deeds and to execute and deliver all necessary documents on behalf of the corporation in connection with such bankruptcy case; and

Be It Further Resolved, that Adam Goldberg is authorized and directed to employ Jeffrey S. Shinbrot, A Professional Law Corporation to represent PB-6, LLC, in such bankruptcy case.

Executed on: 2/22/21 Signed: 

Brian Peters
Managing Member
PB-6, LLC

Executed on: 2/22/21 Signed: 

Adam Goldberg
Managing Member
PB-6, LLC

Fill in this information to identify the case:

Debtor name **PB 6 LLC**
United States Bankruptcy Court for the: **CENTRAL DISTRICT OF CALIFORNIA**
Case number (if known): _____

☐ Check if this is an
amended filing

Official Form 204

Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders

12/15

A list of creditors holding the 20 largest unsecured claims must be filed in a Chapter 11 or Chapter 9 case. Include claims which the debtor disputes. Do not include claims by any person or entity who is an insider, as defined in 11 U.S.C. § 101(31). Also, do not include claims by secured creditors, unless the unsecured claim resulting from inadequate collateral value places the creditor among the holders of the 20 largest unsecured claims.

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
David C. Perlsweig 19953 Archwood Street Winnetka, CA 91306		Trade debtor.				\$7,500.00
Dirt Help Inc. 16350 Ventura Blvd., Suite D510 Encino, CA 91436	dirthelp@gmail.com 818-310-4477	Trade debt.				\$4,926.26
Edward Friedman, Esquire Turner Friedman Morris & Cohan LLP 8383 Wilshire Blvd., Suite 510 Beverly Hills, CA 90211		Legal services				\$24,000.00
Fundrise Lending, LLC 1601 Connecticut Avenue NW Third Floor Washington, DC 20009	Fidelity Natinal Title Company 916-636-0114	Real property generally located at 5137 & 5145-5149 Colfax Avenue, Valley Village, CA 91601		\$8,120,000.00	\$4,250,000.00	\$3,870,000.00

<p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Jeffrey S. Shinbrot 155486 15260 Ventura Blvd. Suite 1200 Sherman Oaks, CA 91403 3106595444 Fax: 3108788304 California State Bar Number: 155486 CA jeffrey@shinbrotfirm.com</p> <p><input type="checkbox"/> Debtor(s) appearing without an attorney <input checked="" type="checkbox"/> Attorney for Debtor</p>	<p>FOR COURT USE ONLY</p>
<p style="text-align: center;">UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA</p>	
<p>In re:</p> <p style="text-align: center;">PB 6 LLC</p> <p style="text-align: right;">Debtor(s).</p>	<p>CASE NO.: CHAPTER: 11</p> <p style="text-align: center;">VERIFICATION OF MASTER MAILING LIST OF CREDITORS</p> <p style="text-align: center;">[LBR 1007-1(a)]</p>

Pursuant to LBR 1007-1(a), the Debtor, or the Debtor's attorney if applicable, certifies under penalty of perjury that the master mailing list of creditors filed in this bankruptcy case, consisting of 2 sheet(s) is complete, correct, and consistent with the Debtor's schedules and I/we assume all responsibility for errors and omissions.

Date: 2/22/21



Signature of Debtor 1

Date: _____

Signature of Debtor 2 (joint debtor)) (if applicable)

Date: _____

Signature of Attorney for Debtor (if applicable)

PB 6 LLC
3401 Grande Vista Drive # 672
Newbury Park, CA 91319

Jeffrey S. Shinbrot
Jeffrey S. Shinbrot, APLC
15260 Ventura Blvd.
Suite 1200
Sherman Oaks, CA 91403

Ballard Spahr LLP
Attn: Jeffrey S. Pitcher, Esquire
1 E. Washington St., Suite 2300
Phoenix, AZ 85004

David C. Perlsweig
19953 Archwood Street
Winnetka, CA 91306

Dirt Help Inc.
16350 Ventura Blvd., Suite D510
Encino, CA 91436

Edward Friedman, Esquire
Turner Friedman Morris & Cohan LLP
8383 Wilshire Blvd., Suite 510
Beverly Hills, CA 90211

Fidelity National Title Company
1101 Investment Blvd., Suite 710
El Dorado Hills, CA 95762-2000

Fundrise Lending, LLC
1601 Connecticut Avenue NW
Third Floor
Washington, DC 20009

Fundrise West Coast Opportunistic
Reit, LLC
c/o Fundrise Advisors, LLC
1601 Connecticut Avenue NW 3rd FL
Washington, DC 20009

Rise Companies Corp
11 Dupont Circl NW 9th Fl
Washington, DC 20036